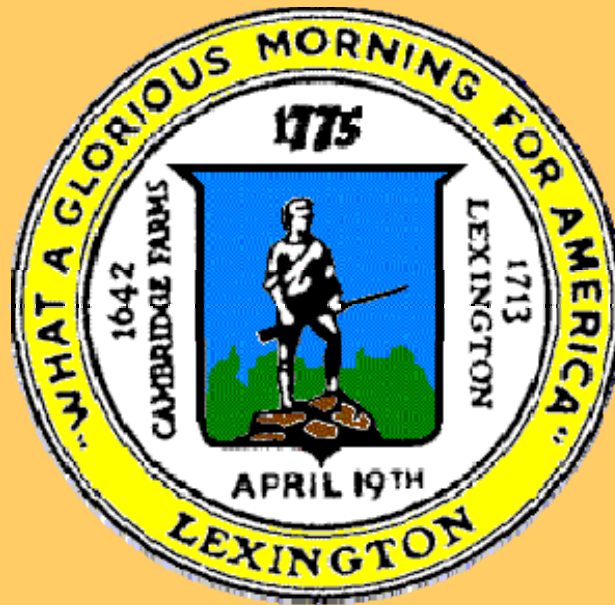


Department of Public Facilities

Estabrook Operations and Maintenance Plan Review



Pat Goddard
March 22, 2011



Operation & Maintenance Plan

The Lexington Public Schools submitted the required Operations and Maintenance (O&M) plan to EPA on February 28. We are awaiting EPA approval.

Key Tenets:

- Potential exposure to PCB's, whether airborne, in dust, or in solids, will be controlled within the criteria established by EPA.
- PCB awareness training will be provided to all staff, teachers, and employees and all accidental disturbances or releases of PCB containing materials shall reported immediately to DPF and Estabrook Administration.
- PCB remediation and hazardous materials training will be provided to DPF staff for management of plan and to perform repairs.
- Ongoing inspections, measurements and testing will be conducted to insure that concentrations are managed as low as reasonably achievable.



O& M Plan Requirements

We intend to contract EH&E to perform the following plan requirements.

- Air sampling conducted three times per year (February, August and November.)
- Inspect PCB containing materials four times per year (February, April, August, and December.)
- Surface dust sampling conducted three times per year (February, August and November.)
- Surface sampling of encapsulated materials conducted three times per year (February, August and November.)



Additional Tasks & Responsibilities

- Daily documented inspection by DPF staff to insure operation of building-wide systems (boiler, exhaust fans, controls).
- Daily confirmation by teachers and staff that unit ventilators are operating, with normal airflow.
- DPF to contract EH&E for increased air testing frequency above O&M requirement, resulting in all classrooms being measured.
- DPF to document outside air volume, in CFM, for each classroom, monthly.
- DPF to verify pneumatic controls operation three times per year (October, December, and February).



Conclusion

- The plan submitted to EPA is to continue to use Estabrook until new school is built. Assuming the MSBA process continues to move forward, with taxpayer support, Estabrook could stay in operation until 2014.
- The Operations and Maintenance plan will be required to be in place throughout this time.



Back Up

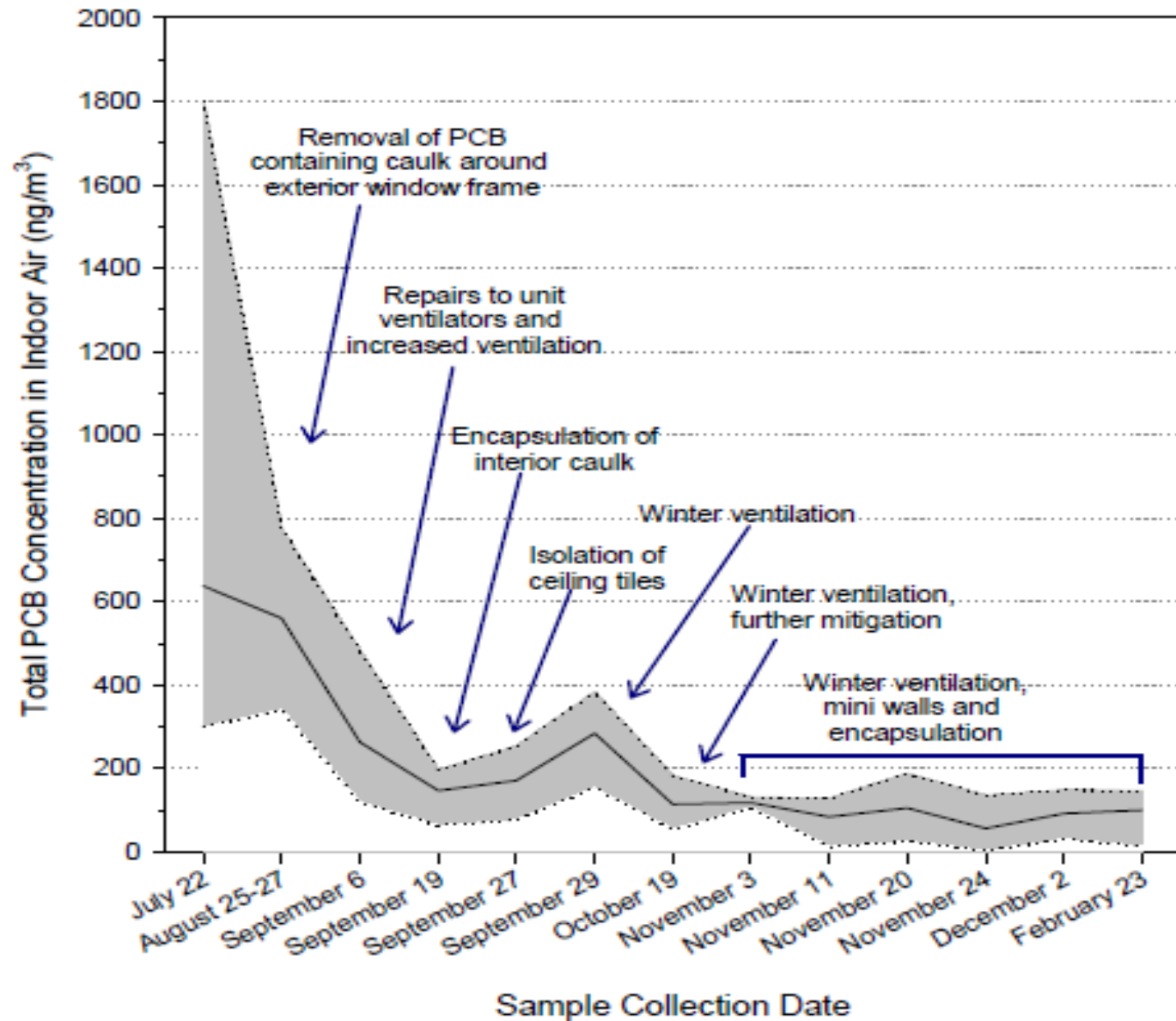


Figure 1 Average (line) and Range (shaded area) of Total PCB Concentration in Indoor Air over Time



Results By Classroom

Estabrook PCB Sampling Results November 2010 through March 2011

Room #	Staff	Baseline Air Sampling		Monitoring Air Sampling	
		Sample Date	Result (ng/m3)	Sample Date	Result (ng/m3)
1	Verity	11-Nov	116	23-Feb	146
2	Gee	11-Nov	60	March	
3	Modoono	11-Nov	110	April	
4	Bourret	4-Nov	105	May	
5	Kramer	11-Nov	128	June	
6	Taddeo	4-Nov	118 - 144	23-Feb	97
7a	Roberston	27-Nov	34	March	
7b	Berenson	27-Nov	Non Detect	April	
7c	Linton	27-Nov	Sample Failure	23-Feb	11 - 15
11	Quebec	11-Nov	65	May	
13	Wilson	11-Nov	89 - 94	23-Feb	94
19	Horan	11-Nov	12	June	
Art	Durrell	2-Dec	30	March	
Music	Matthews/Jones				
20	Zottoli	20-Nov	57	April	
21A	Pierre Louis	2-Dec	109	23-Feb	103
21B	Saunders	20-Nov	188	May	
22	Durkin/Lombardo	20-Nov	22	June	
23	Richardson	20-Nov	142	March	
24	Barker	20-Nov	105 - 107	23-Feb	86
25	Intervention	20-Nov	130	April	
26	Drisko	27-Nov	47	May	
27	O'Hare-Gibson	27-Nov	69	June	

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Results By Classroom

Estabrook PCB Sampling Results November 2010 through March 2011

Room #	Staff	Baseline Air Sampling		Monitoring Air Sampling	
		Sample Date	Result (ng/m3)	Sample Date	Result (ng/m3)
31A	Lieberman	20-Nov	94	March	
31B	Whitcomb	20-Nov	135	April	
39B	Silberman	20-Nov	64	May	
39C	St. Onge	20-Nov	125	23-Feb	76
Teachers	Teachers	20-Nov	89	June	
Kitchen	Chartwells	2-Dec	66	March	
Gym	Hassin	2-Dec	38	April	
Library	Kuhn/Vanderhill	27-Nov	135	May	
Work Area	Teachers	27-Nov	33	June	
Admin	Sanborn	2-Dec	66	March	
Admin	Crowder/Burt/Reinhart	27-Nov	72	April	
Sped OF	Michalosky	2-Dec	134	not sampled	
Sped OF	Saunders	2-Dec	not sampled	May	
Sped OF	Salusti	2-Dec	not sampled	not sampled	
A	Kimball	2-Dec	not sampled	not sampled	
B		2-Dec	148	not sampled	
C	Kaplan	2-Dec	not sampled	June	
D	Tingle	2-Dec	108	not sampled	
Offices (A/M)	Russell	2-Dec	125	not sampled	
Offices (A/M)	Bowie	2-Dec	not sampled	March	
Offices (A/M)		2-Dec	not sampled	not sampled	
Offices (A/M)		2-Dec	not sampled	not sampled	

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